

Staff Report # PB2004-0093s

Description: SEQRA & Site Plan Review of a proposal to open a nail salon in a vacant storefront. Project location is 605 Fourth Street, at Tyler. Applicant is Hen Tran, 169 Bridge Street, Cohoes, NY 12047.

Analysis: The submitted site plan and information, in the staff's opinion meets or exceeds the minimum standard for Site Plan Review for **Minor** projects and is recommended for review on the **Consent** agenda.

Copies of the site plan have been circulated to other city staff for review. The following comments have been raised:

Planning Staff comments:

1. Applicant shall replace light bulb over entranceway door.
2. Applicant shall scrape and repaint the entranceway door.
3. Applicant shall clean the vinyl surface of the façade.
4. Applicant shall conform to ADA handicap entrance requirements.
5. Applicant shall conform to all signage requirements and shall provide a rendering of signage to the planning department for review before installation.
6. Applicant shall submit a **Revised Site Plan** to the Planning Department with inclusion of the elements listed above as recommended by the Planning Board.

Zoning Board of Appeals action: Pursuant to the Permit Denial Form issued by the Bureau of Code Enforcement, action by the Zoning Board of Appeals of the City of Troy is required in the form of a Major Area Variance for parking deficiency to be heard December 23rd, 2004.

S.E.Q.R.A.: Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an UNLISTED action. The applicant has completed an Environmental Assessment Form (E.A.F.), which indicates that no significant impact to the environment is likely to occur as a result of the proposed action. Based upon this information, staff recommends that the Board make the following determination:

The Commission finds this proposal to be subject to the S.E.Q.R.A.; no Federal agencies are involved, no other agencies are known to be involved, it is considered to be an UNLISTED action per 6 N.Y.C.R.R. Part 617; and based upon the submission of an Environmental Assessment Form, adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal.

Conclusion: Planning Staff recommends the site plan proposal be reviewed on the **Consent** agenda at the December 9th, 2004 Planning Board meeting.

Prepared for the scheduled public hearing: 12/09/04
Prepared by: AP